

## **Minutes of the Seven Corners Opportunity Area C Special Working Group October 29, 2014**

Meeting called to order at 7:20 PM  
Bailey's Lower Elementary School - Library

### Attendance:

**Special Working Group:** George Fitchko, Bill Lecos, Karl Moritz, Catroina Macdonald, Marty Machowsky, Blake Smith, Martin Faga, Steve Tillman, Margaret van Voast, Jan Keyes, and Duane Morse

**Staff:** Elizabeth Hagg (OCR), JoAnne Fiebe (OCR), Hyojung Garland (OCR), Bernard Suchicital (DPZ), Kris Morley-Nikfar (DOT), and Aaron Frank from the Office of Supervisor Penny Gross

### Welcome and Introductions

Supervisor Penny Gross, who made a brief appearance at the start of meeting, began by welcoming the Opportunity Area C Special Working Group (SWG) members. She explained the group's charge to develop a wholly new concept for Opportunity Area C that will eventually be included in the proposed Draft Seven Corners Comprehensive Plan. She introduced county staff and Marty Faga, the chairman of the SWG. She talked about how the SWG was formed and explained Freedom of Information Act (FOIA) requirements as they relate to meeting rules. Supervisor Gross then left the meeting.

Marty Faga asked everyone to introduce themselves and talk a little bit about their professional background and identify which neighborhood they are representing.

### Discussion of Schedule and Work Plan

Elizabeth Hagg provided an overview of the SWG's schedule of meetings, activities, and hearings through February 2015. She reviewed the proposed SWG work plan and requested feedback from the group. Regarding public participation opportunities described in the work plan, members discussed the need for a public hearing format meeting in addition to the proposed question-and-answer format and public open house. Karl Moritz suggested that written comments would be more effective at creating a dialog between the SWG, staff and the public. Marty Faga asked that the SWG revisit the topic as the process unfolds and the suggestion was added to the "Parking Lot" – a place to put matters for future consideration. Liz noted that the "parking lot" is also a useful device to help the group stay on topic and to ensure appropriate and timely use of resources.

### Discussion of Roles + Responsibilities and draft Ground Rules

Elizabeth Hagg explained the SWG's roles and responsibilities, presented draft "ground rules" for governing meeting interactions. She asked for feedback from the group on the ground rules. No changes were put forward and the ground rules were accepted. JoAnne Fiebe reviewed the upcoming design workshop process and the schedule for the evening of November 19, 2014. Bill Lecos requested that staff eliminate the "Economic Realities Presentation" from the agenda on the 19<sup>th</sup> and move that discussion until after draft concepts for the Sears site are conceived. The group generally agreed.

Ms. Hagg explained that for the remainder of this meeting as well as the entire meeting on November 6, 2014, will entail educational sessions. Presentations will cover a variety of subjects relating to planning, urban design, and transportation as well as information about Seven Corners and the proposed draft Plan.

Panel Briefing Session #1 – Urban Planning 101, Transportation Planning and Funding, and Highlights from the Existing Conditions Report

Bernard Suchicital began by presenting Planning 101 material. He outlined the reason for urban planning in Fairfax and the purpose of the Comprehensive Plan, Zoning Ordinance, and how rezoning occur and relate to the Comprehensive Plan. Kris Morley-Nikfar reviewed transportation planning and how projects are identified and funded. Additionally, he noted that the county just passed a new Bicycle Master Plan on Tuesday night. Ms. Hagg, Mr. Suchicital, and Mr. Morley-Nikfar then discussed highlights from the Seven Corners Existing Conditions Report created in 2013. Bill Lecos asked if the report focused solely on the Community Business Center (CBC) and not just the Opportunity Areas. Ms. Hagg replied that the report focused on the entire CBC, but did not include areas outside the boundaries of the CBC. Mr. Faga commented that the report implies that the neighborhoods surrounding the CBC don't contribute to the economic success of businesses within the CBC. Mr. Suchicital stated that this was not intentional but that the charge to staff was to focus on the CBC using the boundaries established in 1988 and will not change as a result of this Plan Amendment.

Elizabeth Hagg reminded everyone about next week's meeting location and asked the SWG to review the contents of the Seven Corners Special Study webpage using the handout listing relevant materials as a guide.

Marty Faga adjourned the meeting at 10:18 pm.

The next Special Working Group Meeting will be **Thursday, November 6, 2014, at the Mason District Office.**

Marty Faga (signed on his behalf)  
By:

11/07/2014  
Date: